



Church Road, Astwood Bank, B96 6DD

Guide price £425,000


KING
HOMES

*1600sqft * Four Bedrooms *Three-storey *Renovated and Extended Semi-Detached *Period Features *Three Versatile Reception Rooms * Nestled in the desirable village of Astwood Bank, this restored and extended four-bedroom, semi-detached home set over three floors offers a perfect blend of character and modern living. Featuring three versatile reception rooms—two with open fires—a spacious kitchen leading into a bright dining area, and a stunning, extensive landscaped garden with field views, this property is ideal for family life. The generous bedrooms include a principal suite with an open-plan shower area and a top-floor retreat with a modern en-suite. With its charming period features and well-maintained interiors, this is a rare opportunity not to be missed.



Nestled in the sought-after village of Astwood Bank, this beautifully restored and extended three-storey, four-bedroom semi-detached home offers a perfect blend of character and modern convenience. With three versatile reception rooms—two featuring open fires—this well-maintained property is ideal for family living.

The front of the property is approached via a neatly kept fore garden, framed by an iron gate and hedgerow boundaries, leading to the canopied porch entrance.

Upon entering, a welcoming hallway provides access to the principal reception rooms and staircase to the first floor. The front-facing living room boasts a charming bay window and a feature fireplace with an open fire, while the cosy family room offers a large window, another inviting open fire, and a useful understairs storage cupboard. From here, a door leads to the inner hall, which features a storage cupboard, access to a downstairs W.C., and an external door to the rear garden.

The traditionally styled kitchen is well-appointed with an extensive range of wall and base units, generous worktop space, and tall ceilings, enhanced by two large side windows. Flowing seamlessly into the dining room, this bright and spacious area offers ample space for a large dining table and additional furniture, with a side window and double doors opening onto the garden.

The first floor hosts three generously sized double bedrooms. The front-facing principal bedroom benefits from a bay window, fitted wardrobes, a feature fireplace, and an open-plan shower area. Bedrooms two and three enjoy rear aspect views. The family bathroom is fitted with a bath and overhead shower, W.C., and hand wash basin.

The second floor is home to the fourth bedroom, a spacious retreat with three Velux windows, eaves storage, and feature spotlighting. This level also boasts a modern en-suite, complete with a shower, W.C., and hand wash basin.

The rear garden is a true highlight, stretching endlessly with stunning field views. Fully enclosed by fencing, this beautifully landscaped outdoor space offers a variety of distinct areas, including a large paved patio, a winding

pathway, a vegetable patch, and a neatly maintained lawn. Established plants, well-stocked flower beds, mature trees, and hedging add to the charm, while a summerhouse with an external electrical supply provides an ideal spot with multiple uses.

This exceptional property presents a rare opportunity to acquire a charming family home in a desirable village setting. Viewing is highly recommended.

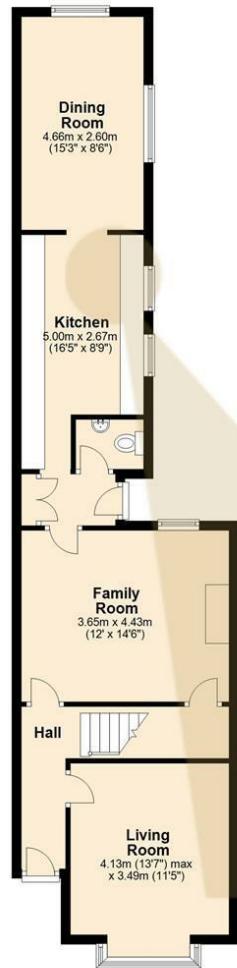
Hall	
Living Room	13'6" x 11'5" (4.13m x 3.49m)
Family Room	11'11" x 14'6" (3.65m x 4.43m)
Inner Hall	
Kitchen	16'4" x 8'9" (5.00m x 2.67m)
Dining Room	15'3" x 8'6" (4.66m x 2.60m)
Landing	
Bedroom 1	11'6" x 15'3" (3.53m x 4.67m)
Bedroom 2	8'8" x 12'6" (2.65m x 3.83m)
Bedroom 3	16'0" x 8'6" (4.90m x 2.61m)
Bathroom	6'5" x 5'9" (1.98m x 1.76m)
Bedroom 4	17'6" x 8'0" (5.34m x 2.44m)
En-suite	





Ground Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



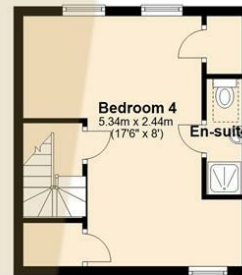
First Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



Second Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 148.7 sq. metres (1600.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	